

Yellowstone County Board of County Commissioners

Resolution No. 16-65

Resolution to Adopt 2016 Lockwood Growth Policy

WHEREAS, pursuant to Section 76-3-60, et. seq. of the Montana Code Annotated, a board of county commissioners may adopt by resolution a Growth Policy for all or part of the jurisdictional area of the Yellowstone County Board of Planning. The planning area encompassed by the 2016 Lockwood Growth Policy lies completely within the Planning Board's jurisdiction.

WHEREAS, on April 26, 2016, the Yellowstone County Board of Planning held a public hearing on the proposed 2016 Lockwood Growth Policy pursuant to 76-1-602 (1), MCA. A legal notice was published in the Yellowstone County News at least 10 days prior to the hearing on April 14 and April 21, 2016. Following the public hearing, the Planning Board passed a resolution recommending the Board of County Commissioners adopt the proposed Lockwood Growth Policy.

WHEREAS, on May 3, 2016, the Yellowstone County Board of County Commissioners passed a resolution of intent to adopt the 2016 Lockwood Growth Policy and set a public hearing on the adoption of the Lockwood Growth Policy for May 17, 2016. On May 8, 2016 and May 15, 2016, the Yellowstone County Clerk and Recorder published notice of the public hearing in the *Billings Gazette*. On May 17, 2016 the Board held a public hearing on the adoption of the 2016 Lockwood Growth Policy. The Board heard comments on the adoption of the proposed Growth Policy. The Board considered the comments and the recommendation of the Yellowstone County Board of Planning. The Board determined that it would be in the best interest of the public to adopt the 2016 Lockwood Growth Policy.

NOW THEREFORE, BE IT RESOLVED,

The Yellowstone County Board of County Commissioners finds that the proposed Growth Policy is in the best interest of the public and adopts the 2016 Lockwood Growth Policy. The 2016 Lockwood Growth Policy supersedes all prior Master Plans and Growth Policies and shall remain effective until superceded by another Growth Policy. By this resolution, the Yellowstone County Board of County Commissioners acknowledges the Growth Statement and Guidelines for the planning area of Lockwood, Montana:

2016 Lockwood Growth Policy Statement

Lockwood is a community that will evolve with a Main Street-style TOWN CENTER surrounded by a range of housing options that support and sustain, both fiscally and socially, the community investments in schools, public water and sewer, transportation, recreation, and public safety while providing economic opportunities in general commercial and light and heavy industry businesses in areas shown on the preferred land use map.

Lockwood Growth Guidelines

- The existing zoning of R-15,000 *may* be changed to higher densities of 7 - 10 dwelling units per acre
- The existing zoning of R-9,600 *may* be changed to higher densities of 4 - 6 dwelling units per acre
- A mixed-use zoning district *may* be applied to properties within the area designated as the TOWN CENTER
- Consider constructing private and public improvements to higher design standards in the more densely developed area
- Take into account pedestrian safety when designing private and public infrastructure

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- Industrial development *may* be located along existing and proposed transportation corridors north of the interstate
- A Targeted Economic Development District (TEDD) *may* be used to foster secondary, value adding economic development. Properties within the general area of the TEDD may be initially zoned as agriculture with the intent to rezone to an industrial zoning district when and if the TEDD is implemented.
- Commercial retail and services may be considered appropriate in areas designated for industrial land uses along principal and minor arterials in addition to areas designated for commercial land uses
- Consider connectivity and convenient access for all users when designing future road network
- The County Floodplain Regulations *may* be the best regulatory tool to protect the floodway and flood fringe in the regulated flood hazard zones.
- A 'resource conservation overlay zone' *may* be considered to protect natural habitat and other conservation resources along the Yellowstone River

Passed and Adopted on the 17th day of May, 2016.

BOARD OF COUNTY COMMISSIONERS
YELLOWSTONE COUNTY, MONTANA

Bill Kennedy, Member
Yellowstone County Commissioners

John Ostlund, Chairman
Yellowstone County Commissioners

James E. Reno, Member
Yellowstone County Commissioners

ATTEST:

Jeff Martin, Clerk and Recorder
Yellowstone County, Montana